

MECHAM TOWNHOMES

2021 BUDGET

79 HOMES

INCOME	2020 Operating Budget	Cost Per Month	Cost / Month / Unit
Total Dues	\$ 94,800.00	\$ 7,900.00	\$ 100.00
TOTAL INCOME	\$ 94,800.00	\$ 7,900.00	\$ 100.00
EXPENSES			
<u>Maint</u>			
General Community Maintenance	\$ 2,844.00	\$ 237.00	\$ 3.00
Private Roads / Park / Maintenance	\$ 2,844.00	\$ 237.00	\$ 3.00
Mowing and Trimming Yards	\$ 20,856.00	\$ 1,738.00	\$ 22.00
Snow Removal (Roads / Sidewalks)	\$ 12,324.00	\$ 1,027.00	\$ 13.00
<u>Operating Expenses</u>			
Building / Liability / Board Insurance	\$ 17,064.00	\$ 1,422.00	\$ 18.00
Electricity - (sprinklers / Exterior lights)	\$ 2,844.00	\$ 237.00	\$ 3.00
<u>Admin</u>			
Management	\$ 9,480.00	\$ 790.00	\$ 10.00
Legal/Acctg	\$ 948.00	\$ 79.00	\$ 1.00
Taxes/Licenses	\$ 474.00	\$ 39.50	\$ 0.50
Printing / Newsletters / Billings	\$ 474.00	\$ 39.50	\$ 0.50
Long Term Reserve (Roads and Bldgs)	\$ 24,648.00	\$ 2,054.00	\$ 26.00
Total Income	\$ 94,800.00	\$ 7,900.00	\$ 100.00
Total Expenses	\$ 94,800.00	\$ 7,900.00	\$ 100.00
Surplus/Debt	\$ -	\$ -	

<u>Estimated Monthly Individual Unit Utility Charges</u>				
Drinking Water	\$	13,272.00	\$	168.00
Sewer	\$	18,486.00	\$	234.00
Trash	\$	10,428.00	\$	132.00
Storm Drain Impact & City Street Lights	\$	5,451.00	\$	69.00
Total Utility Charge	\$	47,637.00	\$	603.00
				<u>\$ 50.25</u>

*** The intial Reinvestment Fee has been set by the HOA Board at \$750 per unit.